

**723009 Range Road 30**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2242752**



## \$1,145,000

<b>Heating:</b>	High Efficiency, ENERGY STAR Qualified Equipment, Forced Air, Natural Gas	<b>Water:</b>	Drinking Water, Other, Private
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	Lagoon, Open Discharge
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	19-72-2-W6
<b>Exterior:</b>	Mixed, Wood Frame, Wood Siding	<b>Zoning:</b>	AG
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Primary Downstairs, Storage, Suspended Ceiling		
<b>Inclusions:</b>	Animal shelters		

For more information, please click the "More Information" button. Welcome to this exceptional 94-acre riverfront property, offering a unique blend of privacy, natural beauty, and income potential in Northern Alberta. Ideally located just 25 minutes from Grande Prairie and a short drive from Highway 43, this meticulously developed acreage is a rare opportunity for those seeking a rural lifestyle with modern convenience and flexible use. The property includes a well-appointed commercial-grade shop, with over 4,400 square feet of total floor space. One portion features 1,200 square feet of finished space with a bathroom, sump, in-floor heating, epoxy-coated floors, tinned walls, and 8-foot ceilings. The second section offers 2,000 square feet of open space, tinned walls, overhead tube heating, and rear access to an upper-level apartment. The shop includes bright commercial-grade finishes, multiple electrical outlets (120V and 220V with various amp capacities and emergency shut-offs), and water access points, making it ideal for business operations or equipment storage. A large, private yard allows for secure parking of oversized equipment or vehicles. The residence is a charming farmhouse offering almost 1,400 square feet on the main floor plus a finished basement. Comfortable and well-maintained, it provides a peaceful living space surrounded by nature. Additionally, a 1,200 square foot self-contained separate dwelling home on the property with three bedrooms, a full bathroom, and laundry offers flexible use as caretaker accommodations or employee housing. The land itself is a versatile mix of mature trees, open clearings, and riverfront, perfect for gardening, recreation, livestock, or crops. Enjoy fishing, kayaking, or simply relaxing at the water's edge. With an excellent 12 gpm well, existing services, and AG zoning without restrictive covenants, the property is ready

for a variety of uses. Whether for a hobby farm, private retreat, or business venture, this rare offering is set up to support your vision.